



CITY OF DOVER

## DOVER PLANNING BOARD - MINUTES

Meeting Type: Workshop  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Tuesday, September 26, 2006**  
Meeting Time: **7:00pm**

### 1. ATTENDANCE

Members Present: Tony McManus, Marcia Colbath, Doug Steele, Perry Plummer, Dennis Ciotti, Kirt Schuman

Members Absent: Donald Andolina, Bryan Cahoon, Dean Trefethen, Frank Torr, John Swartzendruber, Ron Stock

Staff Present: Christopher Parker, City Planner; Bruce Woodruff, City Planner and Jacqueline Freeman, Recording Secretary

### 2. SIGN ORDINANCE

Tony McManus brought the workshop to order at 7:00 pm.

Tony McManus explained how the Zoning Board of Adjustment allowed the 10 minute rule for flashing signs. He explained that he was looking for direction from the Planning Board members. He said that there is a link on the City's website asking for feedback from the public. He went over the public hearing process. He added that the more public input the better.

Tony McManus stated that he received e-mail from Main Street and they would not favor signs that flash frequently in the downtown.

Christopher Parker made it clear that it would be a blanket ordinance and would be throughout the City. He added that Walgreens has agreed that a manual message board would be fine.

Discussion ensued with regard to the way that Portsmouth deals with sign violations.

Tony McManus asked for a straw vote of the Board on who would be in favor of the ordinance as written.

**VOTE - U/A**

### 1. CLASS VI ROADS

Bruce Woodruff stated that Councilor Ciotti was in charge of the subcommittee formed in 2004 with regard to the Class VI Roads. He said that they delved into how the roads were used or not used by the public. They got through all the roads but not a lot has happened since that time. The study on Old Garrison and David Tuttle Road was not completed so staff recommends that the Board recommend a new committee be created by the City Council. He explained how the committee should be made up. He recommended that the Planning Board recommend to the City Council that there be a new committee formed to take up those two roads as the work was not finished. The staff also recommends that the new committee be an Ad-hoc committee. Another recommendation is that the Planning Board recommend to the City Council that County Farm Road, from the end of the maintained section with the intersection of County Farm Cross Road and the nursing home, be maintained for access to the river and the trails. This would be to preserve the status of the road as a Class V public highway. If you put dirt piles in the road you are cutting off the public use and eventually, the viatic easement that allows the public to pass dies. When that happens, the abutting land owners can petition the governing body



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to hold a public hearing to take their half of the right-of-way back. Private property rights are subjugated by viatic easements. Once there is no viatic public access easement, the folks that originally held the land can take it back. The Transportation Chapter of the Master Plan says that we should work towards re-establishing the County Farm Rd. /Covered Bridge lane/ Rochester Neck Rd. back to a full transportation corridor and that means building a new bridge and asking that a new bridge project be added to the CIP, as per the Transportation Master Plan Improvement on Page 30. They also recommend that Covered Bridge Lane be paved in the future. The deed for Covered Bridge Lane has a condition that states that the City has to pave Covered Bridge Lane and that has not been done. Based on that research, staff recommends that we start planning to get it paved as it is part of the future transportation corridor that is needed for Dover. They support the concept of changing the status of Green Hill Rd., off Tolend Road and continue into Barrington, from Class VI to a Class A Municipal Trail. There is an ATV club waiting in the wings to maintain that easement. They want it for a municipal trail for all-terrain vehicles. They would maintain the trail and there would be no car traffic on it. You would need consent from the three abutting property owners who are the City of Dover, Steve Brox, who may consent, and a third owner. There is a good chance that this trail could come about.

Doug Steele asked Bruce Woodruff if he was just asking that the dirt piles and the trees in the road be removed by Community Services on the County Farm Road and Covered Bridge Lane?

Bruce Woodruff explained it would allow access down to the river so folks could fish and use the trails and would just require regular maintenance. When the dirt piles are removed signs would have to be put up warning that the bridge is out. Regular maintenance will put the status of the road in the bank for the City for later and it will serve the public purpose.

Doug Steele asked if the paving of Covered Bridge Lane is just for the portion that is dirt.

Bruce Woodruff explained that there is a stipulation in the deed just for Covered Bridge Lane that it has to be paved.

Dennis Ciotti said that they asked Peter Lavoie to reestablish that road.

Discussion ensued with regard to the status of Nute Road that traverses the Tuttle Property that there will be no change in the status. It was stated if you got off the road you would be trespassing onto private Tuttle property.

The workshop came to a close at 6:40